



## **Entrance Hall**

Double glazed door to front and rear, radiator.

## **Utility**

Double glazed window, plumbing for washing machine and gas and electric meters.

## **Lounge**

Double glazed window, TV point, radiator and double glazed patio doors.

## **Kitchen/ Diner**

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, gas and electric cooker point, central heating boiler, radiator, double glazed window and double glazed door.

## **Landing**

Stairs form ground floor, access to loft and double glazed window.

## **Bedroom 1**

Double glazed window, fitted wardrobes, TV point and radiator.

## **Bedroom 2**



### Property Description

OFFERED WITH NO UPPER CHAIN, this three-bedroom semi-detached family home presents an excellent opportunity for buyers looking to modernise and add value. Ideally suited to families, first-time buyers or investors, the property offers generous accommodation and great potential throughout.

The ground floor comprises a good-sized lounge, providing a comfortable living space, along with a kitchen/diner offering ample room for family meals and entertaining. A separate utility room adds practicality and additional storage, whilst a downstairs cloakroom enhances everyday convenience.

To the first floor are three well-proportioned bedrooms served by a family bathroom. The property requires updating, allowing purchasers to put their own stamp on the home and tailor it to their individual tastes and requirements.

Externally, the home benefits from front and rear gardens, ideal for outdoor enjoyment, along with a private driveway and garage, providing off-street parking and further storage options.

Conveniently located close to local amenities, schools and transport links, this property is well positioned for commuters and families alike.

Early viewing is highly recommended to fully appreciate the potential on offer – call now to arrange a viewing.

Double glazed window, built in wardrobes, TV point and radiator.

### Bedroom 3

Double glazed window, built in cupboard and radiator.

### Front Garden

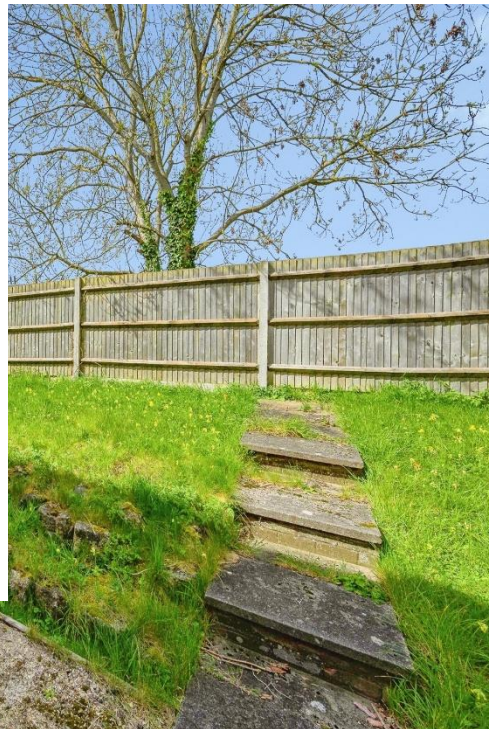
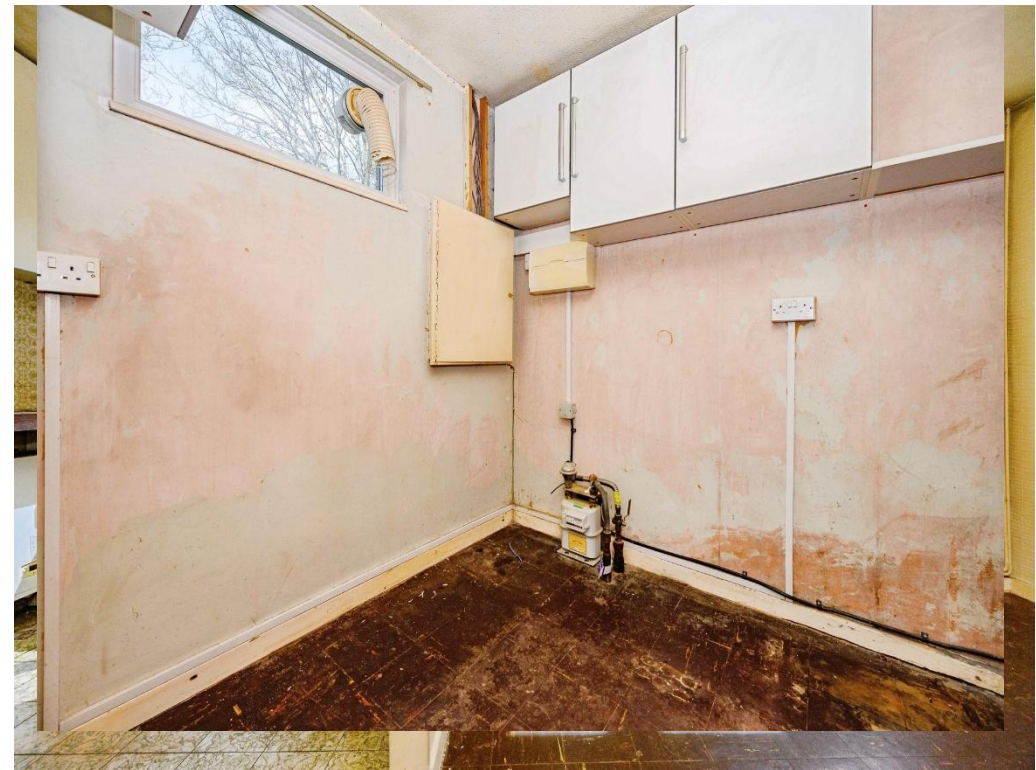
Driveway parking, pathway to front door and lawned area,

### Rear Garden

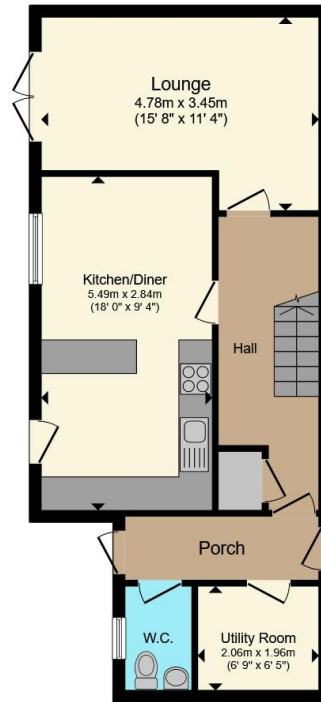
Patio area with steps leading up to lawned area.

### Garage

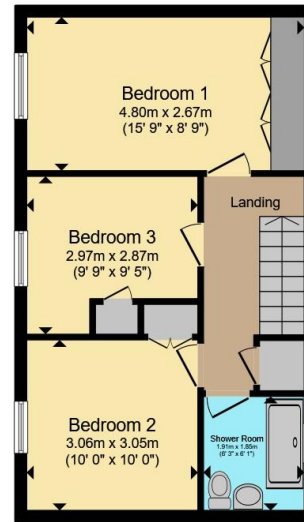
Up & Over door with power and light.







**Ground Floor**



**First Floor**

Total floor area 98.8 m<sup>2</sup> (1,064 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





To view this property please contact Connells on

**T 01442 216 633**

**E [hemelhempstead@connells.co.uk](mailto:hemelhempstead@connells.co.uk)**

45 Marlowes

HEMEL HEMPSTEAD HP1 1LD





[view this property online connells.co.uk/Property/HEM312755](https://connells.co.uk/Property/HEM312755)

EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

